

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, April 22, 2015**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, April 22, 2015 at 6:13 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance were Town Councilman Dan Vassar, School Town of Highland Commissioner Pat Krull, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

Agenda Review

Commissioners reviewed various items on the Special Public Meeting and the Special Study Session agendas.

Liability Waiver for Operation SOS

No report on this item.

Resolution 2015-12 Facade Improvement Grant for 2813 Highway Avenue (Lincoln’s)

The Commission reviewed the application and found it complete.

8610 & 8612 Kennedy

Director Petro reported that the owner of 8610 & 8612 Kennedy Avenue asked for an August 1, 2015 closing date and three monthly lease payments. Commissioners agreed to extend the closing to August 1, 2015, but will not pay lease payments.

Town Theatre

The Director reported that the ceiling within the theatre will be removed May 5th according to the contractor, Actin Construction. The timeline will be updated once the removal is completed. Commissioner Kuzmar will contact the structural engineer to coordinate efforts. Commissioners stated that they were supportive of the Town Theatre Board’s desire to hire a professional fundraiser; however, they will need more information on how much that would cost and when that person would begin. The Director also reported that \$2,255.00 has been received in 2015 Founding Town Theatre Memberships to date.

The Study Session was adjourned for the Public Meeting at 7:15 PM.

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL PUBLIC MEETING
April 22, 2015**

The Highland Redevelopment Commission ("Commission", "RC") met in a Special Public Meeting on April 22, 2015 at 7:16 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners: Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance was School Town of Highland Commissioner Pat Krull. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS: None

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

President Noce **tabled the Liability Waiver for Operation SOS** at this time.

NEW BUSINESS:

Commissioner Kuzmar made a motion to approve Resolution 2015-12, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Ms. Elaine Stasinos for a Façade Improvement Grant for Property Located at 2813 Highway Avenue. Commissioner DeGuilio-Fox seconded the motion. **Motion carried by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on May 13, 2015, at 7:00 PM. A Study Session will precede the Public Meeting at 6:00 PM and may follow the meeting. The next full Study Session will be held on May 27, 2015 at 6:00 PM. The next Highland Main Street meeting will be held on Thursday, May 7, 2015 at 7:30 PM.

ADJOURNMENT:

Commissioner Kuzmar made a motion to adjourn the meeting. Commissioner DeGuilio-Fox seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:18 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION RECONVENED
April 22, 2015**

The Highland Redevelopment Commission ("Commission", "RC") reconvened its Study Session at 7:16 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on April 22, 2015.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance was School Town of Highland Commissioner Pat Krull. Minutes were taken by Director Petro.

General Substance of the Study Session

NIRPC Grant

The Director reported that the subcontractor, SEH, is gathering various documents to prepare the foundation to begin planning the area and to eventually provide renditions and ideas for the area.

2711 & 2717 Condit

The Director reported that the owner of 2711 & 2717 Condit has not responded, as yet, to the offer to purchase.

Dedication Ceremony for the Gateway Sign at North Indianapolis Boulevard

Commissioner Kuzmar reported that a few items are left on a punch list to be completed on the Gateway project, but those should be taken care of soon. Commissioners decided to have the dedication of the sign on Wednesday, May 27, 2015 at 7:00 PM. Commissioners will begin their Study Session meeting at the town hall, adjourn to the site and, if needed, return to the town hall to complete their meeting.

Redevelopment Commission Assistant

The Director reported that the position has been posted internally within the town municipal government. After one week, it can be publicized outside the town government.

Kennedy Avenue Business Park

The Commission briefly reviewed the information sent to them by Cender & Company, a firm that provided a business pro-forma for the northwest quadrant of Main and Kennedy Avenues. Commissioners asked if a representative of Cender & Company could attend the next meeting of the Commission on May 13, 2015. A request will be sent.

Highland Main Street (HMS)

No report.

Town Theatre

Commissioner Kessler stated that the Commission will need to consider special lighting and sound for the theatre beyond what is needed for film when live performances are scheduled.

Downtown Tree Treatment

Commissioner Kuzmar will lead the group treating the downtown Ash trees against the Ash Borer. A letter will be sent to all who have volunteered including: Jim and Maggie Kessler, Kathy DeGuilio-Fox, Bob Kuva, and Greg Kuzmar. It is expected that the treatment will be given at the end of April.

Report by School Town of Highland Commissioner Pat Krull

Mr. Krull reported that Highland High School has once again attained a four-star school status this year.

Adjournment

The Study Session was adjourned at 8:22 PM.